

**RESOLUTION NO. 2015-96
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF 115 STRAFFORD AVENUE, LLC FOR 120 &
124 BLOOMINGDALE AVENUE**

WHEREAS, 115 Strafford Avenue, LLC (“Applicant”) submitted a Preliminary/Final Land Development Plans prepared by Inland Design dated October 3, 2014, last revised May 19, 2015; and

WHEREAS, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for 120 & 124 Bloomingdale Avenue subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for 120 & 124 Bloomingdale Avenue., LLC, prepared by Inland Design, consisting of fourteen (14) sheets, dated October 3, 2014, last revised May 19, 2015, subject to the following conditions:

1. The Applicant shall comply with the September 9, 2015 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the June 23, 2015 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with each of the following design conditions, each to be endorsed on the record plan as plan notes:
 - a. The heights of the proposed new buildings shall not exceed the heights as depicted on the building height exhibit attached hereto as *Exhibit “C”*. The finished grades around the base of the proposed new buildings shall be as substantially shown on sheet 6 of the Land Development Plans.
 - b. The landscaping of the area between the common boundary line of the Applicant’s property, the Gemmer Property (128 Bloomingdale), the Seidl Property (203 West Wayne Avenue) and the Ryan Property (205 West Wayne Avenue) shall be as shown on Sheet 10 of the “Preliminary Land Development Plan for 120 & 124 Bloomingdale Avenue” consisting of 14 sheets dated 10-3-2014, revised (No.3) 05/19/2015 and prepared by Inland Design, Civil Engineers & Land Development Consultants, as amended by a marked-up version of sheet 10 and overall site plan consisting of two (2) sheets dated July 8, 2015 attached hereto as *Exhibit “D”*.

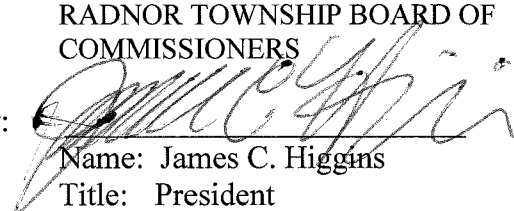
- c. The landscaping of the area between the common boundary line of the Applicant's property, and the Lane Property (207 West Wayne Avenue) shall be as shown on Exhibit "D".
- d. Applicant shall install a six (6) feet high, solid, cedar "dog-ear" style fence (i.e. similar to the existing fence on the Gemmer Property (128 Bloomingdale), along that portion of the common property line of the Property and the Gemmer Property (128 Bloomingdale) and Seidl Property (203 West Wayne Avenue) (with the finished/good side of the fence facing the Gemmer Property and Seidl Property), said fence to begin at the end of the driveway on the Gemmer Property and extend across the rear of the Seidl Property until it reaches the Ryan Property (which already has a fence along the common property line). Applicant shall not remove the portion of the existing hedge running along the common property line of the Property and the Gemmer Property from its beginning point near the edge of Bloomingdale Avenue up to the end of the driveway on the Gemmer Property, while the remaining portions of the hedge beyond this point shall be removed by Applicant.
- e. Applicant shall relocate the temporary soil stockpile now shown on sheet 8 of the "Preliminary Land Development Plan for 120 & 124 Bloomingdale Avenue" consisting of 14 sheets dated 10-03-2014, revised (No. 3) 05/19/2015 and prepared by Inland Design, Civil Engineers and Land Development Consultants to the general location shown on Exhibit "D".
- f. Applicant shall cause the ten (10) feet wide area along the side property line of 124 Bloomingdale that is adjacent to the Gemmer property (128 Bloomingdale), Seidl Property (203 West Wayne Avenue) and the Ryan Property (205 West Wayne Avenue) that is not part of the required front yard setback from Bloomingdale Avenue to be designated as a buffer area as shown on final Land Development Plans.
- g. Applicant shall construct the Project so that (i) the building footprints, shape, size, and location of Buildings 1, 2 and 3 are in substantial conformity with the approved Land Development Plans and (ii) the architectural design of Buildings 1, 2 and 3 (i.e. massing, exterior features, location and approximate size of porches, balconies and decks, and patios) are in substantial conformity with the plans approved as part of the Certificate of Appropriateness for the project.
4. The Applicant shall comply with the Zoning Hearing Board's Decision dated August 25, 2015 in Appeal No. 2947, a copy of which is attached hereto as *Exhibit "E"*.

5. In addition to the foregoing conditions of Preliminary/Final Land Development approval, the Board also approves modifications from Section 255-12.A. to approve preliminary and final plan in a single submission and Section 255-29.A(12) to allow the proposed 22 feet wide two-way entrance/exit drive.
6. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
7. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 28th day of September, 2015.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By:



Name: James C. Higgins

Title: President

ATTEST:

